

## CITY OF SAN BRUNO



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### PLANNING COMMISSION

Sujendra Mishra, *Chair*  
Rick Biasotti, *Vice-Chair*  
Kevin Chase  
Mary Lou Johnson  
Bob Marshall, Jr.  
Perry Petersen  
Joe Sammut

## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION AGENDA

Tuesday, September 19, 2006  
San Bruno Senior Center  
1555 Crystal Springs Road  
7:00 p.m.

### Roll Call

### Pledge of Allegiance

A.	Approval of Minutes	September 5, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	<b>373 Taylor Avenue (V-06-02)</b>  <u>Environmental Determination:</u> Categorical Exemption  <u>Zoning:</u> R-2 (Low Density Residential)	Request for a Variance to allow left and right side yard setbacks to not meet requirements by more than two feet per Section 12.124.010.B of the San Bruno Zoning Ordinance. Xiao Yun Chen (Owner/ Applicant). <b>V-06-02</b>  *This item is to be continued to a future Planning Commission Hearing*	
2.	<b>405 Cherry Avenue (UP-06-07)</b>  <u>Environmental Determination:</u> Categorical Exemption  <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of a new residence having a floor area 72% larger than the floor area of the existing residence by code per Section 12.200.030.B. of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant). <b>UP-06-07</b>	

3.	<p><b>401 San Mateo Avenue (UP-06-22)</b></p> <p><b><u>Environmental Determination:</u></b> Categorical Exemption</p> <p><b><u>Zoning:</u></b> C (Commercial District)</p>	<p>Request for a Use Permit to operate an auto repair service in conjunction with the operation of an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (Owner/ Applicant). <b>UP-06-22</b></p> <p>*This item is to be continued to a future Planning Commission Hearing*</p>	
4.	<p><b>2396 Evergreen Drive (PUP-06-001, TM-06-002)</b></p> <p><b><u>Environmental Determination:</u></b> An environmental consultant has reviewed this project and an initial study and negative declaration have been prepared. This study determined that this project would not have a significant effect on the environment. The initial study and negative declaration are open for public review and will be presented to the Planning Commission and City Council for consideration.</p> <p><b><u>Zoning:</u></b> R-1 (Single Family Residential)</p>	<p>Request for a Vesting Tentative Tract Map for the subdivision of three lots to 75 lots, and a Planned Unit Permit to allow the development of 70 new homes, per Chapter 12 of the San Bruno Municipal Code. SummerHill Homes, Applicant, San Bruno Park School District, Owner. <b>PUP-06-001, TM-06-002</b></p>	
F.	<b>Discussion</b>		
1.	<b>City Staff Discussion</b>		
2.	<b>Planning Commission Discussion</b>		
G.	<b>Adjournment</b>		

*Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*